

We, PIONEER INVESTMENT PROPERTIES LLC acting by and through...

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PIONEER ANTARES AT CADDO...

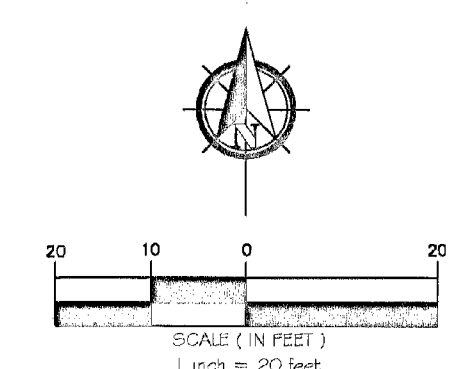
By: Martha L. Stein, Chair; M. Sonny Garza, Vice-Chairman



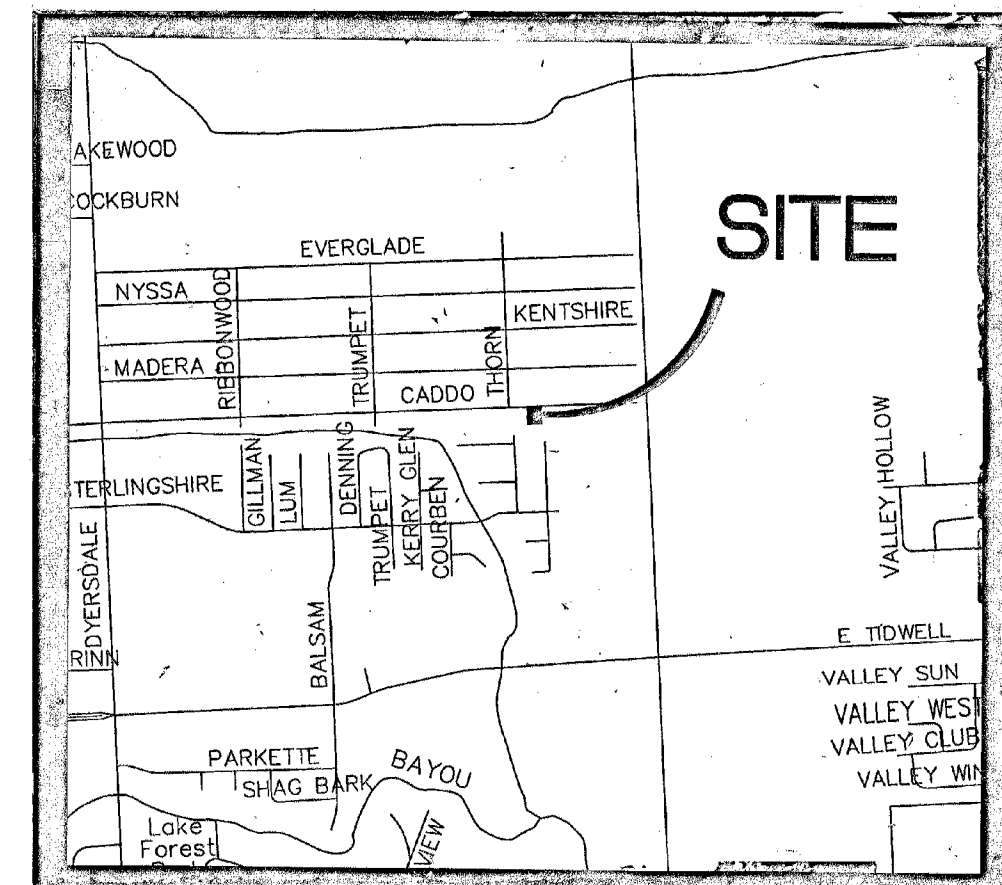
By: Margaret Wallace Brown, Secretary

I, TENESHIA HUDSPETH, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on October 28, 2021, at 9:38 AM...

RP-2021-621383
10/28/2021 HCCPIRP1 60.00
FILED
10/28/2021 9:38 AM
County Clerk



LEGEND
AC. - Acres
B.L. - Building Line
G.B.L. - Garage Building Line
H.C.M.R. - Harris County Map Records
H.C.D.R. - Harris County Deed Records
SQ. FT. - Square Feet
R.O.W. - Right of Way
VOL. - Volume
PG. - Page



Vicinity Map not to scale KEY MAP 455D

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements...

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements...

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units...

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses...

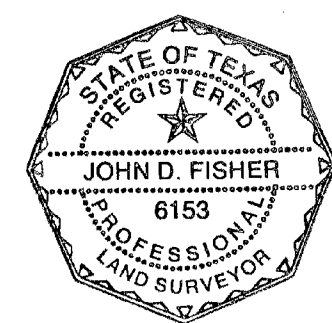
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley...

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions...

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the PIONEER INVESTMENT PROPERTIES LLC has caused these presents to be signed by Nancy De La Torre...

IN TESTIMONY WHEREOF, the ANTARES VINCO, LLC has caused these presents to be signed by Nancy De La Torre...



John D. Fisher, Texas Registration No. 6153

PIONEER INVESTMENT PROPERTIES LLC

BY: Nancy De La Torre

ANTARES VINCO, LLC

BY: Nancy De La Torre

STATE OF TEXAS

COUNTY OF HARRIS

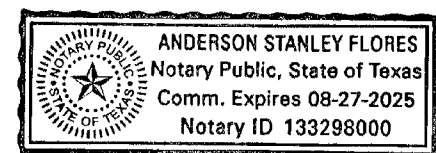
BEFORE ME, the undersigned authority, on this day personally appeared Nancy De La Torre known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed...

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of October, 2021.

Anderson Stanley Flores, Notary Public in and for the State of Texas

Print Name: ANDERSON STANLEY FLORES

My Commission expires: 08-27-2025



STATE OF TEXAS

COUNTY OF HARRIS

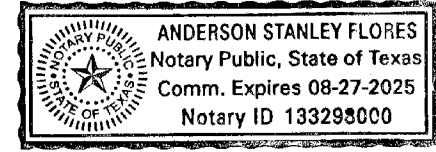
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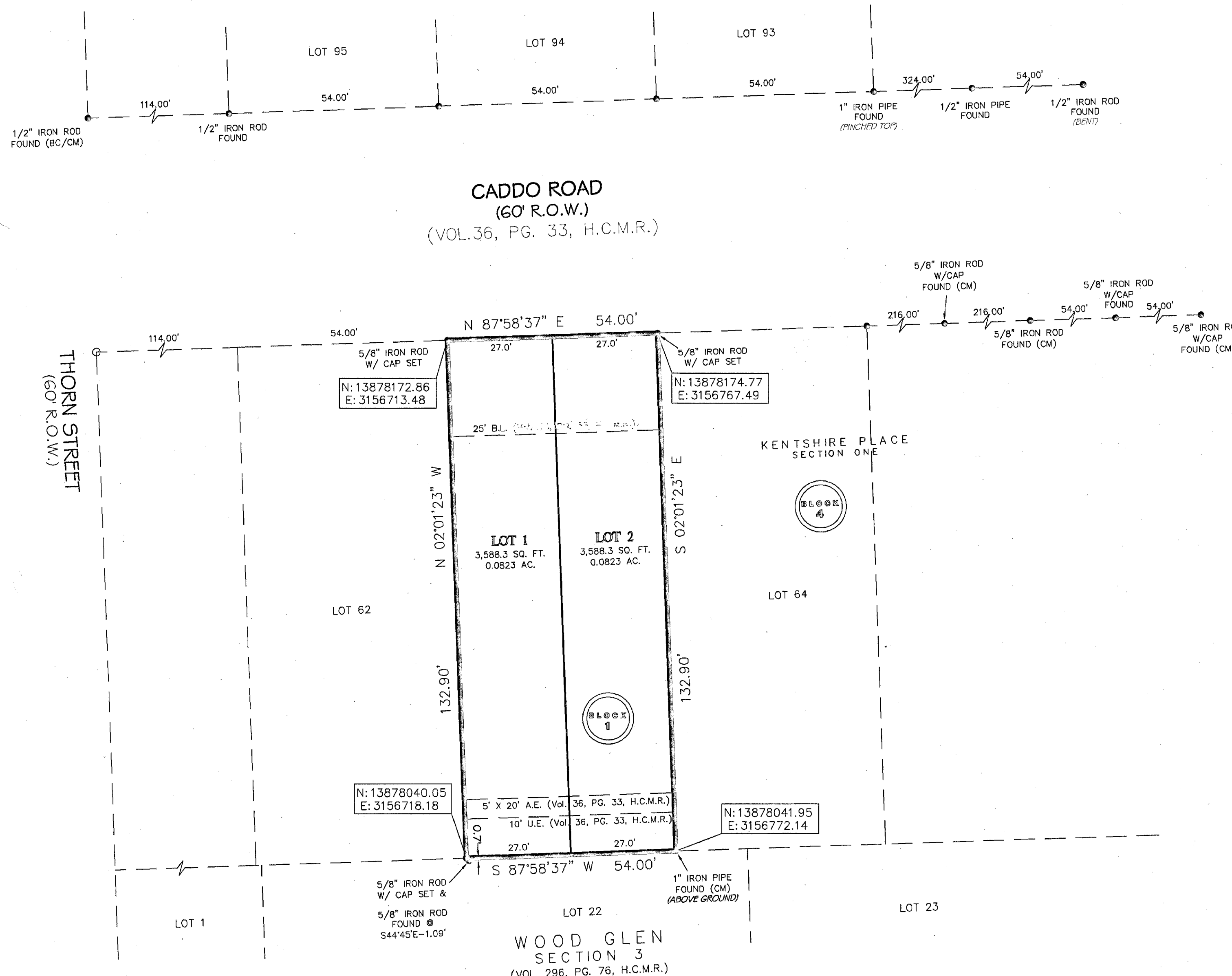
Print Name: ANDERSON STANLEY FLORES

My Commission expires: 08-27-2025



NOTES:

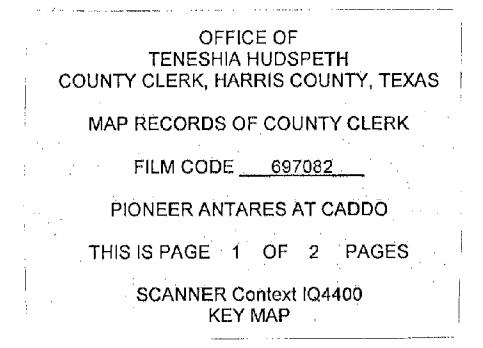
- 1. Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein.
2. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot.
3. Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, code of ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane grid coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99989297.
5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner.
6. Each lot shall be restricted to single family residential use.
7. All lots shall have an adequate waste water collection service.



PARKS AND OPEN SPACE TABLE
Number of Existing Dwelling Units: 0
Number of Proposed Dwelling Units: 2
Number of incremental Dwelling Units: 2

DWELLING UNIT DENSITY TABLE
COLM. A: 2 UNITS, COLM. B: 0.114 AC., COLM. C: 17.54 UNITS/AC.

- 1) At least 150 sq. ft. of permeable area is required per lot 300 sq. ft. of permeable area shall be provided with the boundary of this subdivision.
2) The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- No land is being established as Private Park or dedicated to the public for Park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas has been submitted and accepted by the city.
- This property is located in Park Sector number 14.
- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.



PIONEER ANTARES AT CADDO
A SUBDIVISION OF 0.1648 ACRES OF LAND BEING A REPLAT OF LOT 63, BLOCK 4 OF KENTSHIRE PLACE SECTION ONE (1) ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 36, PG. 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT - TO CREATE 2 LOTS
OWNER: PIONEER INVESTMENT PROPERTIES, LLC AND ANTARES AND VINCO LLC
DATE: OCTOBER, 2021 SCALE: 1" = 20'
LOTS: 2 BLOCKS: 1

LAND PLANNER: STEPHANIE MENDOZA W/ SEM SERVICES STEPHANIE@SEM SERVICES.ORG (832)986-8208
SURVEYOR: PRIME TEXAS SURVEYS 2417 NORTH FRWY HOUSTON TX 77009 FIRM NO 10133000

RECORDER'S MEMORANDUM: At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:
THOMAS GEORGIA
9430 CADDO RD
HOUSTON, TX 77078-2514
USA

Legal Description
LT 63 BLK 4
KENTSHIRE PLACE SEC 1

Parcel Address: 9430 CADDO
Legal Acres: .1649

Account Number: 077-179-004-0063

Print Date: 10/13/2021 09:32:24 AM

Certificate No: 12195713

Paid Date: 10/13/2021

Certificate Fee: \$10.00

Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2021.

Exemptions:

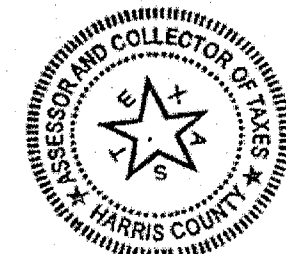
Certified Owner:

THOMAS GEORGIA
9430 CADDO RD
HOUSTON, TX 77078-2514
USA

2020 Value:	15,791
2020 Levy:	\$378.89
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&T + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 1 Houston I.S.D.
- 40 Harris County
- 41 Harris County Flood Control Dist
- 42 Port of Houston Authority
- 43 Harris County Hospital District
- 44 Harris County Dept. of Education
- 48 Houston Community College System
- 61 City of Houston



Reference (GR) No: N/A
Issued By: *Espe Arla*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 697083

PIONEER ANTARES AT CADDO

THIS IS PAGE 2 OF 2 PAGES

SCANNER Context IQ4400